



**Warringah
Council**

Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118
(02) 9942 2111
(02) 9971 4522

**Telephone
Facsimile**

**Website
Email
ABN**

www.warringah.nsw.gov.au
council@warringah.nsw.gov.au
31 565 068 406

14 May 2013



Blackwood Architects
14 Woodland Street
CLONTARF NSW 2093

Dear Sir/Madam,

(ENV)

RE: Development Application No Mod2012/0262

**Description: Modification of Development consent DA2011/0360 granted for
Alterations and additions to a Residential Flat Building**

Address: 48A Queenscliff Road QUEENSCLIFF

Please find attached the Notice of Determination for the above mentioned Application.

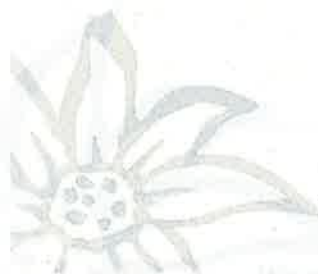
Please read your Notice of Determination carefully and the Assessment Report and Minutes of the Warringah Development Assessment Panel Meeting held on 8 May 2013.

Should you require any further information on this matter, please contact **Kevin Short** between the hours of 9.30am and 10.30am or 3.00pm and 4.00pm, Monday to Friday, on telephone number 9942 2111, or at any time on facsimile number 9971 4522.

Details of development applications are available online, to access this facility please visit Applications (eServices) at www.warringah.nsw.gov.au.

Yours faithfully

Kevin Short
Development Assessment Officer



NOTICE OF DETERMINATION

Application Number:	Mod2012/0262
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APPLICATION DETAILS

Applicant Name and Address:	Blackwood Architects 14 Woodland Street CLONTARF NSW 2093
Land to be developed (Address):	Lot CP SP 4129, 48A Queenscliff Road QUEENSCLIFF NSW 2096
Proposed Development:	Modification of Development consent DA2011/0360 granted for Alterations and additions to a Residential Flat Building

DETERMINATION - APPROVED

Made on (Date):	8 May 2013
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

1B - Modification of Consent - Approved Plans and supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
01 (Rev B)	27.11.12	Blackwood Architects
02 (Rev B)	27.11.12	Blackwood Architects
03 (Rev C)	27.11.12	Blackwood Architects
04 (Rev B)	27.11.12	Blackwood Architects
05 (Rev B)	27.11.12	Blackwood Architects
06 (Rev B)	27.11.12	Blackwood Architects
07 (Rev B)	27.11.12	Blackwood Architects
08 (Rev B)	27.11.12	Blackwood Architects
09 (Rev B)	27.11.12	Blackwood Architects
10 (Rev B)	27.11.12	Blackwood Architects
11 (Rev C)	27.11.12	Blackwood Architects
12 (Rev B)	27.11.12	Blackwood Architects
13 (Rev B)	27.11.12	Blackwood Architects
19 (Rev B)	27.11.12	Blackwood Architects



b) Development is to be undertaken generally in accordance with the following:

Landscape Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
LPDA11-300/1 (Issue D)	19/12/12	Concept Landscape Architects
LPDA11-300/2 (Issue C)	19/12/12	Concept Landscape Architects
LPDA11-300/3 (Issue D)	19/12/12	Concept Landscape Architects

B. Add the following new conditions 13A, 18A, 18B, 22A, 22B, 22C, 22D:

13A- Waste/Recycling Requirements to comply with Policy

Details demonstrating compliance with Warringah Council's Policy Number PL 850 – Waste, including the required 'Waste Management Plan' are to be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

Note: If the proposal, when compliant with Warringah Council's Policy Number PL 850 – Waste, causes inconsistencies with other parts of the approval i.e. architectural or landscaped plans a modification(s) to the development may be required under section 96 of the EP & A Act, 1979.

Reason: To ensure adequate and appropriate waste and recycling facilities are provided. (DACWTC01)

18A - Waste/Recycling Requirements (Waste Plan Submitted)

During demolition and/or construction the proposal/works shall be generally consistent with the submitted Waste Management Plan titled Site and Construction Management Plan and dated 01.11.12.

Reason: To ensure waste is minimised and adequate and appropriate waste and recycling facilities are provided. (DACWTE01)

18B - Waste/Recycling Requirements (Materials)

During demolition and/or construction the following materials are to be separated for recycling – timber – bricks – tiles – plasterboard – metal – concrete, and evidence of disposal for recycling is to be retained on site.

Reason: To ensure waste is minimised and recovered for recycling where possible. (DACWTE02)

22A - Waste/Recycling Certificate of Compliance with Policy

The proposal shall be constructed in accordance with Warringah Council's Policy Number PL 850 – Waste

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure waste and recycling facilities are provided. (DACWTF01)

22B - Waste/Recycling Compliance Documentation

Evidence of disposal for recycling from the construction/demolition works shall be submitted to the Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure waste is minimised and recycled. (DACWTF02)



22C - Positive Covenant for Waste Services

A positive covenant shall be created on the title of the land requiring the proprietor of the land to provide access to the waste storage facilities prior to the issue of an Interim/Final Occupation Certificate. The terms of the positive covenant are to be prepared to Council's standard requirements, (available from Warringah Council), at the applicant's expense and endorsed by Council prior to lodgement with the Department of Lands. Warringah Council shall be nominated as the party to release, vary or modify such covenant.

Reason: To ensure ongoing access for servicing of waste facilities (DACWTF03)

22D - Authorisation of Legal Documentation Required for Waste Services

The original completed request form (Department of Lands standard form 13PC) must be submitted to Council for authorisation prior to the issue of the Interim/Final Occupation Certificate. A copy of the work-as-executed plan (details overdrawn on a copy of the approved plan) must be included with the above submission. Where required by Council or the Certifying Authority, a Compliance Certificate shall also be provided in the submission to Council.

If Council is to issue the Compliance Certificate for these works, the fee is to be in accordance with Council's Fees and Charges.

Reason: To create encumbrances on the land. (DACWTF04)

Important Information

This letter should be therefore be read in conjunction with DA2011/0360 dated 12 September 2011.

Please note that on site works cannot proceed unless a Construction Certificate application for the modified proposal has been lodged with and approved by Council or an Accredited Certifier and relevant conditions of the Development Application have been carried out.

Right of Appeal

Section 97AA of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

Signed on behalf of the consent authority

Signature
Name

Steve Findlay, Manager Development Assessments

Date 14 May 2013